



Board Direction

Ref: PL93.244600

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16th June 2015.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons and considerations set out below.

REASONS AND CONSIDERATIONS

1. Having regard to the existing pattern of development in the area, it is considered that the provision of an additional house at this location would exacerbate a linear pattern of development in this area, and would represent piecemeal uncoordinated planning in an unserved rural area that is under increasing pressure for such development. A house at this location would also contravene the provisions of Section 10.3 of the Waterford County Development Plan 2011 – 2017 in relation to ribbon development. It is, therefore, considered that, when taken in conjunction with existing and permitted development, the proposed development would seriously injure the amenities of the area along a designated Scenic Route, would contravene the said provisions of the Development Plan, and would be contrary to the proper planning and sustainable development of the area.
2. Section 10.2.2 of the Waterford County Development Plan 2011 – 2017 states that “no development that would require direct access onto a Regional road shall be permitted except” in restricted circumstances that do not apply to the subject case. The proposed development would be located on the R671 regional route, and would result in the intensification of a private access on to that road. It is considered that the additional traffic movements that would be generated would interfere with the free flow of traffic on and compromise the level of service and carrying capacity of the regional road at this location, and would fail to protect public investment in the regional road network. The proposed development would contravene materially the said provisions of the Development Plan and would be contrary to the proper planning and sustainable development of the area.

3. Having regard to the location of much of the subject site within an area at risk of flooding, as identified in the Preliminary Flood Risk Assessment mapping issued by the Office of Public Works (2011), the Board is not satisfied that the proposed development would not be at risk of flooding, or would not exacerbate the risk of flooding elsewhere. The proposed development would, therefore, seriously injure the amenities of future occupants, would be contrary to the provisions of the “The Planning System and Flood Risk Management – Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government and by the Office of Public Works (2009), would be contrary to the policies and objectives of the planning authority in relation to development in flood-risk areas, as set out in the Waterford County Development Plan 2011 – 2017, and would be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 16th June 2015
Fionna O' Regan